

**23 Birch Crescent, Cowes, Vic 3922**



**Sold House**

Tuesday, 30 January 2024

23 Birch Crescent, Cowes, Vic 3922

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 285 m2**

**Type: House**



Amber Formosa  
0359522799



Alex Hale  
0359522799

**\$770,000**

This tastefully designed home is located right opposite the Phillip Island Golf Course and within walking distance to the beach, cafes, restaurants and schools. Securely located within the Birch Crescent complex, you also have access to a fully maintained swimming pool and tennis court facilities. Well designed with functionality in mind, the floor plan of this property will tick all of the boxes! Downstairs boasts a light filled kitchen, living and dining room. The well-appointed and stylish kitchen features 40mm stone benchtops, 600mm electric cooking, dishwasher and walk in pantry. Also on this level is the master bedroom with walk-in robe and ensuite, powder room, laundry and direct access to the double garage. To complete the home, upstairs you will find two generous sized robed bedrooms and a central bathroom. There is an undercover North facing outdoor living area which is complete with both zip track and cafe blinds ensuring year round comfort. This area is the perfect indoor/outdoor space to enjoy time with your family and friends. You are also able to take in the lovely outlook of the golf course and established gardens. The backyard is fully fenced for children or pets. Other great features include high ceilings, reverse cycle split system, ceiling fans, nobo wall heaters, LED lighting, 6 kilowatt solar system, double glazed windows and a rear roller door access from the garage. All of this set amongst low maintenance surrounds on a 285sqm (approximately) allotment. This residence is ideal for owner occupiers, holiday makers or the investor looking to expand their investment portfolio. This property for sale in Cowes is proudly presented by Ray White Real Estate Phillip Island.